

DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

Cultural Resource Survey
Survey Update Form

CRS # S-2483
SPO Map 20-21-07
Hundred Baltimore
Quad Frankford, DE
Zone Cypress Swamp
Acreage 0.26 Acres

1. Name of Property: Edmund J. and Sadie E. Evans House (Historic builders T.P. 1-34-11-158.02)
2. Address of Property: N side of Rt. 26, NE of Rt. 26 & Omar & Powell Farm Roads, west of Irons Ln, Clarksville
3. Current Condition: fair ☐ excellent: ☐ good ☒
poor ☐ demolished ☐
4. Architectural Integrity: Residence features 8/1 wood frame windows, porte cochere, and cedar exterior shingles
The roof features replacement asphalt shingles & deteriorating wood porch supports. Dwelling is a converted I-house.
5. Setting Integrity: Setting is good, mature trees surround the dwelling. Creek located to the west of the dwelling (as
seen on the 1868 Beers' Atlas Map) is now infilled.
6. Historic Context Information: construction date c. 1872, per homeowner; c. 1932 additions
chronological period(s) 1630-1730+/- ☐ 1730-1770+/- ☐
1770-1830+/- ☐ 1830-1880+/- ☒ 1880-1940+/- ☒
historic theme(s) Agriculture; Architecture, Engineering, and Decorative Arts
property type(s) I-house with Colonial Revival additions
7. Evaluation: eligible: Yes ☒ No ☐ Potential ☐ Unknown ☐
area(s) of significance I-house conversion to Colonial Revival style
NR criteria Criterion C: architectural significance
8. Forms Added: CRS-2, Section 8 (site plan); Continuation Sheets of CRS-10 (2); National Register Nomination Form
9. Surveyor: Jennifer M. Horner Date of Form: April 2002
Principal Investigator: Francine Arnold Date: July 2003

Use Black Ink Only

Architectural Description

The Edmund J. and Sadie E. Evans House (historic builder) or the Joseph J. & Ann B. Stewart Property (current homeowners; Tax Parcel 1-34-11-158.02) is a two and one-half story, three-bay, wood shake shingle-clad, vernacular I-house with Colonial Revival detailing, with an asphalt-shingle, side-gable roof with a one-story, one-bay addition seen to the side (west) façade and a porte cochere located to the east façade. According to an interview with the homeowner (Ann Stewart, phone interview, 07/01/03), the dwelling is a *circa* 1872 three-bay vernacular I-house that was converted to the Colonial Revival style with the addition of side wings and porte cochere c.1932. The house was constructed by Edmund J. and Sadie E. Evans in 1872; later homeowners, the McLoughlins, remodeled the home in 1932 (Ann Stewart, written communication, letter postmarked to Jennifer Holl July 7, 2003). The 1868 Beers' Atlas Map does not appear to depict this house. According to the current homeowner (Ann Stewart, phone interview, 07/01/03), the Koenigs (prior owners) parceled out a larger tract of land that the house was situated on during the 1940s to the west (Parts + Plus is situated on this tract today) for development. Prior to the 1940s, the former owners (The Evans and McLaughlin Families) engaged in small-scale strawberry cultivation on the property - given the poor, sandy nature of the soil, strawberries were one of the only crops that would flourish. Today, the dwelling is situated on a lightly wooded 0.25-acre parcel of land.

The main (south) façade of the dwelling features a central single-bay entrance with paneled wood and glazed door, an aluminum and glazed storm door, and a wood pedimented portico flanked by replacement wood sash 8/1 windows. The second floor has wood 6/6 windows; these windows are narrower than those located on the first floor beneath and may be original to the dwelling. According to the current homeowner (Ann Stewart, phone interview, 07/01/03), the original wood sash windows were removed from the front façade c. 1932, and used along the back façade. In addition, the original wood panel door was removed a part of the c. 1932 renovations, and moved to the rear façade. The roofline was also altered following the c. 1932 renovations; prior to this time, the dwelling was a one and one-half story I-house. Inside, the steep wood staircase was removed from the center of the house and now functions as the point of entry for the attic that was created as part of the renovations in c. 1932.

Some water damage appears to have occurred above and to the sides of the entry, as the front exterior wall is slightly bowed outward. The east façade features an open one-story porch with an asphalt-shingle hipped roof supported by large square wood posts and an interior brick slope corbeled chimney, which has been parged with stucco or concrete. The first floor has a single-leaf pedestrian entrance to the south and two wood 6/6 windows; in the gable peak there is a paired wood 6/1 window. The west façade has an enclosed one-story, asphalt-shingle, hipped roof porch clad with wood shake shingles. The south façade has a tripartite window with vinyl 1/1 windows; the west façade has a single-leaf pedestrian entrance and a tripartite window with vinyl 1/1 windows. The gable peak has paired wood 6/1 windows. A single story enclosed porch is seen of the rear (north) façade of the dwelling. This porch features an asphalt-shed roof, and divided light wood sash windows around three of the four walls. This addition was likely added during the 1930s.

To the north of the main building is a one-story, three-bay, vernacular guest cottage with a front gable roof. According to the current homeowner (Ann Stewart, phone interview, 07/01/03), this structure was originally built as a garage in the early 1930s; in order to house visiting family members, the McLaughlins converted the structure into a guest cottage. The main (south) façade features a central,

single-leaf entrance with a wood and glazed door with aluminum storm door flanked by four-light awning windows. To the east of the main block is a one-story, shed-roof garage addition with a single-leaf vehicular entrance with a metal roll-down door. This building appears to have once been a vehicular garage; today, it appears to be converted into a cottage.

Determination of Eligibility

The Edmund J. and Sadie Evans House (S-2483) is recommended eligible for listing in the National Register of Historic Places, as per the criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Study*, under Criterion C for architecture: vernacular I-house with Colonial Revival detailing. The Evans House is not a contributing element to the Clarksville District because the Clarksville District is not being recommended an eligible district due to loss of integrity of setting, feeling, association, design and materials. The Evans dwelling, once an I-house form, features characteristics associated with potentially eligible vernacular I-house dwellings with Colonial Revival detailing: it features a porte cochere, Georgian-style entry, and double-hung wood sash eight-over-one divided light windows, with a cedar shake exterior, and an enclosed rear porch sited on a lot with mature trees in a suburban-like form, all indicative of the Colonial Revival Period. In addition, the house still retains some of the features associated with its previous I-house form: it retains some of its original six-over-one, and two-over-two double-hung, wood sash windows along the second story of the front (south) façade, a corbeled brick interior chimney (now parged over); and a cedar shake exterior. While the setting has been compromised by the addition of an in-law cottage located at the end of the vehicular drive north of the dwelling, mature trees flank the front and sides of the dwelling. This dwelling therefore has integrity as an I-house Property Type with Colonial Revival detailing, and significance because it illustrates the additive building process over time that occurred with Baltimore Hundred I-houses. The Period of Significance of this property is when the property was first constructed (c. 1872), and c. 1932, when the Colonial Revival detailing was added to the dwelling.

This dwelling is not directly associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Evans House is associated with the Evans and McLoughlin families; however, this association is not known to be significant on a local, state or national level (Criterion B). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

National Register Boundary

In accordance with "National Register Bulletin: Defining Boundaries for National Register Properties (Revised 1997)," consideration was given to the distribution of resources, current legal boundaries, historic boundaries, natural features, and cultural features. The proposed boundary for this resource follows that of Tax Parcel 1-34-11-158.02.

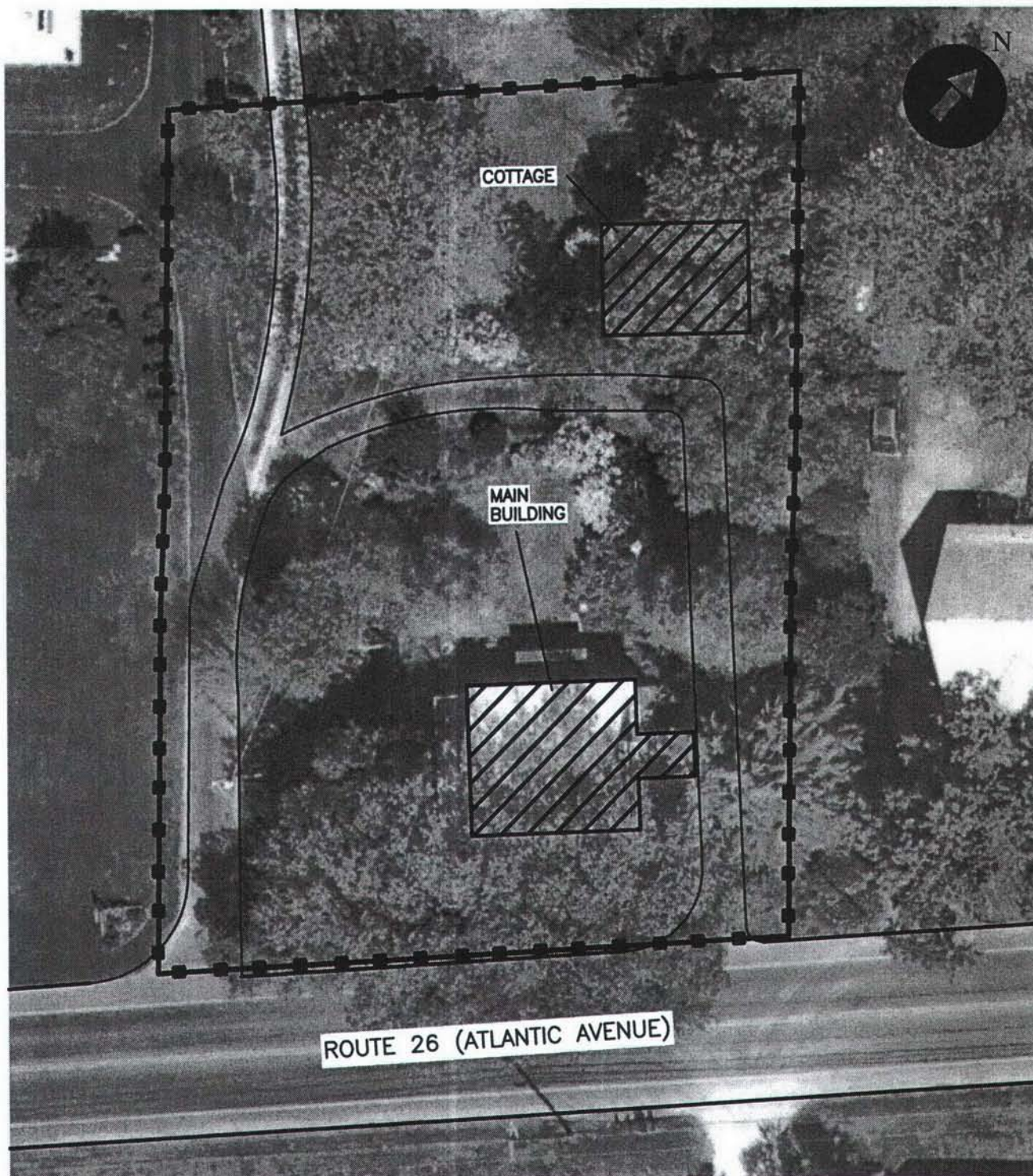
The Period of Significance for the Evans House under Criterion C includes the initial date of construction (c. 1872) and the date of the Colonial Revival additions (c. 1932). The dwelling is a contributing resource, while the cottage located to the north of the dwelling is not considered a contributing feature because of the alterations it has sustained after the Period of Significance.

Section 8

CRS # S-2483

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.






Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only

	BUILDING 50 YEARS OLD OR OLDER
	BUILDING LESS THAN 50 YEARS OLD
	NATIONAL REGISTER BOUNDARY (FOLLOWS TAX PARCEL BOUNDARY)

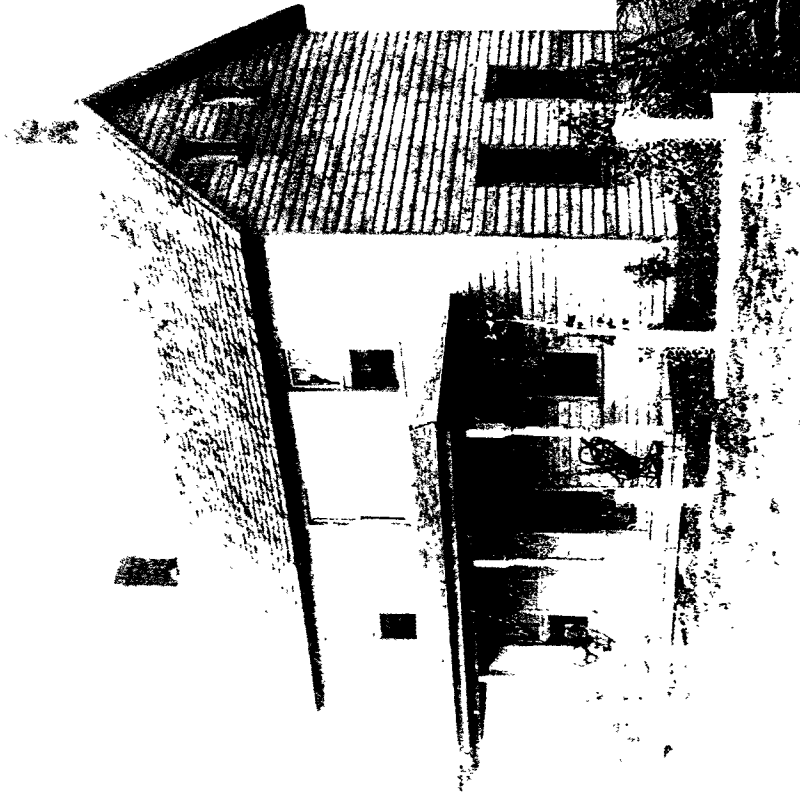


Figure 1: Edmund & Sadie Evans House c. 1900
Photo Courtesy of Ann Stewart



Figure 2: Edmund & Sadie Evans House c. 1986
Photo Courtesy of Ann Stewart

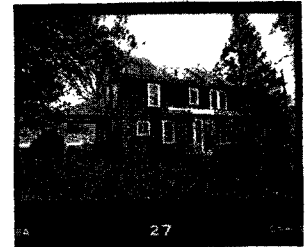
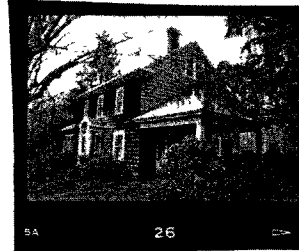
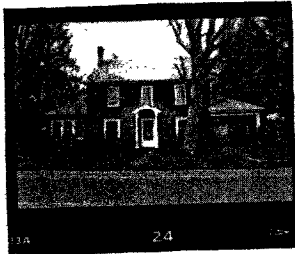
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-2483 Date March 2002 Contact # C-15 Surveyor Jennifer
Horner/Amy
Seavey

Description (24) Elevation, facing north; (25) Lateral view, facing northeast; (26) Lateral
view, facing west; (27) Side and rear facades, facing southwest

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-2483 Date March 2002 Contact # C-15 Surveyor Jennifer
Horner/Amy
Seavey

Description (28) Cottage/garage, facing north



Architectural Description

The Nellie Derrickson House (Tax Parcel 1-34-11-159.00) is a two-story, three-bay, clapboard Bungalow-style dwelling with an asphalt-shingle, cross-gable roof and a molded concrete block foundation, situated on a 0.25 acre lot near Clarksville, Delaware. The main (south) façade features a replacement single-leaf entrance with a paneled aluminum door. To the east is a wood single-light fixed window flanked by 6/1 windows. To the west is a wood tripartite window with 6/1 sashes. In the gable peak there is a paired window with wood 4/1 sashes. The east façade features an irregular fenestration pattern of single and paired wood 6/1 windows on the first floor and wood 6/1 windows in the gable peak. This façade has a brick exterior chimney at the north end. The west façade has single and paired wood 6/1 windows on the first floor and two single wood 6/1 windows in the gable peak. Physical evidence suggests that this dwelling was constructed c. 1915; it does not appear on the Beers' 1868 Atlas Map.

To the north of the main building is a one-story, one-bay, asbestos-clad garage with a front gable roof. The main (south) façade has a single vehicular entrance with a roll-down door; the east façade has a single-leaf pedestrian entrance with a paneled and glazed door. This structure likely dates to the mid-twentieth century, following the advent of the automobile and paved roads to the Route 26 region.

A horseshoe driveway circles around the perimeter of the residence off Route 26 and the Nellie Derrickson House lies exposed to the traffic along the roadway (Route 26/Atlantic Avenue). Based on the original 07/01/1981 CRS Structural Data Form completed by Emma Jane Joseph and Dawn Williams for the Nellie Derrickson House, some trees appear to have been cut down around the dwelling.

Determination of Eligibility

The Nellie Derrickson House (S-2472) is recommended not eligible for the National Register of Historic Places, using the eligibility criteria for the bungalow property type as set forth in the Historic Context in the *Route 26 Eligibility Study*. The Nellie Derrickson House is not a contributing feature to the Clarksville District considered for the Route 26 Eligibility Study; the Clarksville District is not being recommended eligible due to a loss of integrity of setting, design, feeling, association and materials.

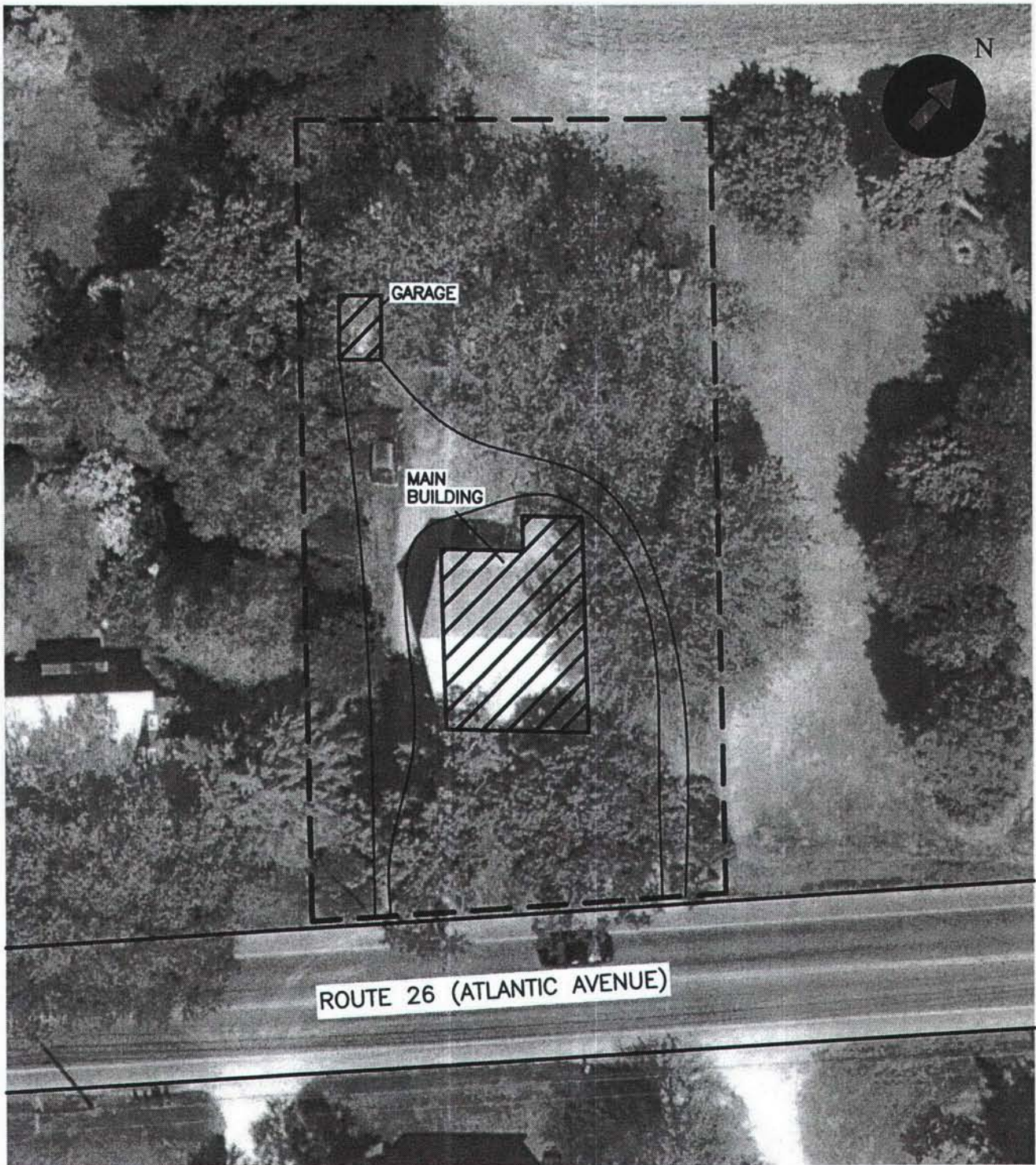
Although the Nellie Derrickson House was constructed during the period of Urbanization and Early Suburbanization (1880-1940 +/-), and still exhibits some architectural traits of bungalow massing, the dwelling contains replacement windows, replacement doors, and the exposed rafters (characteristic of the Bungalow form) have been enclosed with modern aluminum soffit. In addition, changes have occurred to the fenestration along the front façade, further detracting from the integrity of the original bungalow form. This dwelling is not known to be associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Nellie Derrickson House is not known to be affiliated with any persons important to local, state or national history (Criterion B). While this dwelling possesses limited integrity as a bungalow property type, it lacks significance as a bungalow form when measured against other, more intact bungalows seen along the Route 26 APE. The Nellie Derrickson House is not distinctive to a given period in time or method of construction, nor is it known to represent the work of a master or architect (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Section 8

CRS # S-2472

Sketch Plan:

Show relationship to main building and provide sketch plan of outbuilding.



Indicate North on Sketch

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

Use Black Ink Only



BUILDING 50 YEARS OLD OR OLDER



TAX PARCEL BOUNDARY

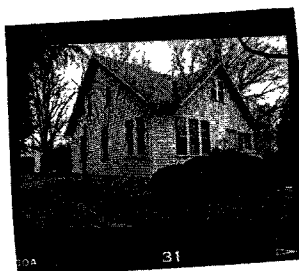
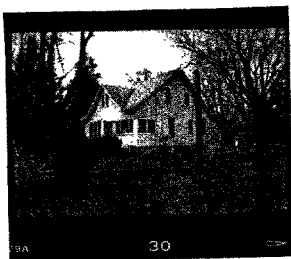
Delaware State Historic Preservation Office
Photographic Inventory

CRS# S-2472 Date March 2002 Contact # C-15 Surveyor Jennifer
Homer/Amy
Seavey

Description (29) Elevation, facing northwest; (30) Lateral view, facing west; (31) Lateral
view, facing north; (32) Elevation, facing southeast

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



Delaware State Historic Preservation Office
Photographic Inventory

CRS# S-2472 Date March 2002 Contact # C-15 Surveyor Jennifer
Homer/Amy
Seavey

Description (33) Garage, facing west

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



Architectural Description

The Sarah E. Helm House (Tax Parcel 1-34-11-160.00) is a two and one-half story, five-bay, clapboard vernacular c. 1885 I-house with an asphalt-shingle, side-gable roof. The main (south) façade features a central single-leaf entrance flanked by two bays of wood 2/2 windows. The second floor has five bays of wood sash 2/2 windows. A one-story shed roof porch supported by wood posts extends across the full façade of the main block. To the east of the main block is a one-story enclosed addition with a shed roof; the south façade has a tripartite window with wood 2/2 windows. Above the addition in the east façade of the main block, there are two louvered vents in the gable peak; a stuccoed interior chimney rises from this end. The west façade features two wood 2/2 windows on the first and second floors and two louvered vents in the gable peak; a stuccoed interior end chimney rises from this end. From the south there extends a rear ell with a gable roof; it is also clad in clapboard and has wood sash 2/2 windows. A one and one-half story, shed-roof addition (added since the July 1, 1981 CRS Locus Identification Form) is seen off the rear ell. This addition features an asphalt-shingle roof, a clapboard exterior, concrete block foundation, and irregularly placed two over-two windows, and a paneled and glazed entry off the rear (north) façade. A wood deck has also been added off the two and one-half story rear ell addition. The construction date of this deck is likely c. 1990.

To the northwest of main building is a Craftsman-inspired, one-story, two-bay, wood shake shingle-clad garage with an asphalt-shingle, side-gable roof with raked cornice. The main (south) façade features two vehicular entrances with roll-down doors. Based on physical evidence, it appears as though this structure was built during the mid-twentieth century.

To the northeast of the main building is a one-story, three-bay, metal-clad, contemporary garage with a corrugated metal side-gable roof, which is used commercially for Charles Moon Plumbing. The main (south) façade features a central single-leaf pedestrian entrance with a paneled aluminum door flanked by vehicular entrances with roll-down metal doors. This structure was added to the property after the July 1, 1981 CRS Locus Identification Form.

Determination of Eligibility

The Sarah E. Helm House (S-2471) is recommended not eligible for the National Register of Historic Places; it is not a contributing feature to the Clarksville District because the Clarksville District is not being recommended an eligible district due to loss of integrity of setting, feeling, association, materials, and design. The dwelling has not retained sufficient integrity of location, materials, feeling or setting and significance requisite for eligible post-railroad I-houses, as per the I-house property type criteria set forth in the Regional Historic Context for Baltimore Hundred in the *Route 26 Eligibility Study*. Eligible I-house resources should exhibit original window fenestration, wood shingle or wood clapboard exterior siding (likely produced locally in Baltimore Hundred from cypress from the nearby Cypress Swamp, which may be covered by modern materials), brick interior or exterior chimneys, side-gable frame roofs, and a two and one-half story, center passage, single-pile form. In addition, eligible I-houses may or may not have exterior side or front porches or rear or side ell additions, depending upon their original form and function. The unsympathetic shed-roof rear ell additions, replacement windows and doors, changes to the original fenestration seen along the rear façade, and an addition seen to the side (eastern) façade all render the Sarah E. Helm House an ineligible vernacular I-house because the dwelling retains only some of the physical characteristics that identify the I-house property type. The integrity of setting has likewise been compromised by the addition of a modern

one-story commercial garage for Charles Moon Plumbing. The Sarah E. Helm House lacks significance as an I-house property type; little historic import or research value can be gleaned from this dwelling that has not already been acknowledged.

This dwelling is not known to be associated with an event of importance, nor is it representative of a pattern of events or historic trends (Criterion A). The Sarah E. Helm House is not affiliated with any persons important to local, state or national history (Criterion B). While this dwelling possesses some characteristics of I-house construction, it is not distinctive to a given period in time or method of construction, nor is it known to represent the work of a master architect (Criterion C). Owing to prior ground disturbance, there is little probability that new information will result from any archaeological testing performed in the vicinity of the property (Criterion D).

Sketch Plan:
Show relationship to main building and provide sketch plan of outbuilding.

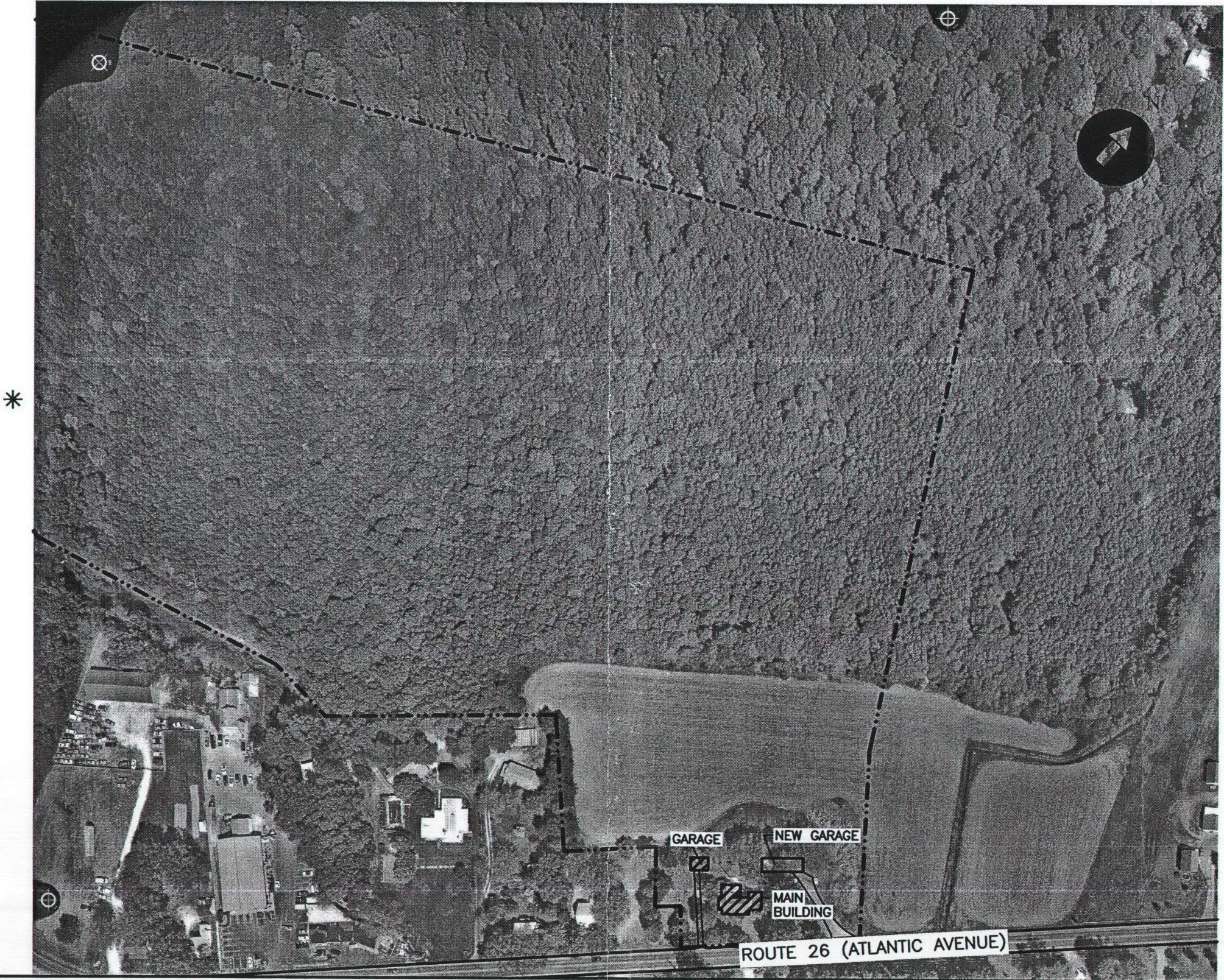
Indicate North on Sketch




CRS # S-2471

Surveyor: McCormick, Taylor & Associates, Inc.

Date of Form: March 2002

* ENTIRE PARCEL NOT SHOWN DUE
TO LACK OF AERIAL COVERAGE



-  BUILDING 50 YEARS OLD OR OLDER
-  BUILDING LESS THAN 50 YEARS OLD
-  TAX PARCEL BOUNDARY

Use Black Ink Only

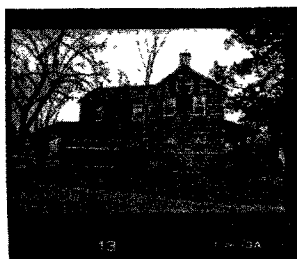
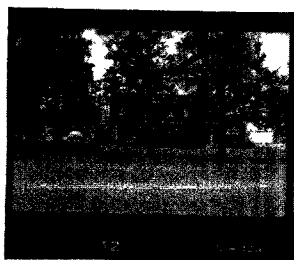
**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-2471 Date March 2002 Contact # C-16 Surveyor Jennifer
Horner/Amy
Seavey

Description (12) Elevation, facing north; (13) Elevation, facing east; (14) Lateral view,
facing west; (15) Lateral view, facing south

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):



**Delaware State Historic Preservation Office
Photographic Inventory**

CRS# S-2471 Date March 2002 Contact # C-16 Surveyor Jennifer
Horner/Amy
Seavey

Description (16) Garage, facing north; (17) Garage, facing northwest

Negative Location (if other than SHPO) MTA-PHL

Attach contact print(s):

